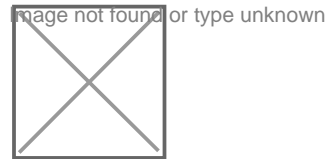


**Regional Contact**

 Aaron Latimer  403-230-1401  [economicdevelopment@rockyview.ca](mailto:economicdevelopment@rockyview.ca)  [Visit Website](#)

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 228 CENTRE STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale


**Location**  
Langdon, Alberta



**Listing ID:**  
34745


**MLS ID:**  
A2299277

**\$675,000**



 **ERIN HOLOWACH**  
 (877) 888-3131

 ComFree  
 877-888-3131

 228 Centre Street NE, Langdon , Alberta T0J 1X2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 59
<b>Zoning</b> C-LUD	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1971	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 7246 JK	<b>Building Area (Sq. Ft.)</b> 2500.00
<b>Building Area (Sq. M.)</b> 232.26	<b>Lot Size (Sq. Ft.)</b> 14810	<b>Lot Size (Acres)</b> 0.34
<b>Construction Type</b> Wood Frame	<b>Inclusions</b> Shelving and related building materials.	<b>Restrictions</b> None Known
<b>Reports</b> RPR		

Prime Main Street location in Langdon offering excellent visibility with both front and rear (alley) access. This 2,500 sq. ft. commercial building sits on approximately 0.34 acres and features an open-span layout suitable for a variety of business uses. Conveniently located across from the new Fire Hall, police services, and schools. Positioned in a growing community with limited commercial opportunities along Main Street, making this a strong option for many types of commercial ventures.

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